089.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,500 / 714,500
					USE VALUE:	714,500 / 714,500
					ASSESSED:	714,500 / 714,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETZOLD KATHRIN ETAL/ TRUSTEES
Owner 2:	KASSATLY-PETZOLD REVOCABLE TR
Owner 3:	
Street 1:	170 CENTRE STREET
Street 2:	
Twn/City:	MILTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02186 Type:

PREVIOUS OWNER

Owner 1:	KASSATLY MICHAEL D -
Owner 2:	-
Street 1:	170 CENTRE STREET
Twn/City:	MILTON
St/Prov:	MA Cntry:
Postal:	02186

NARRATIVE DESCRIPTION

This parcel contains 3,160 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1898, having primarily Brick Veneer Exterior and 2040 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3160.000	354,100		360,400	714,500
Total Card	0.073	354,100		360,400	714,500
Total Parcel	0.073	354,100		360,400	714,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.25 | /Parcel: 350.2

Legal Description

User Acct 56726

GIS Ref

GIS Ref

Insp Date 11/27/18

Entered Lot Size

Total Land:

Land Unit Type:

!7250!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	354,100	0	3,160.	360,400	714,500	714,500	Year End Roll	12/18/2019
2019	104	FV	274,500	0	3,160.	365,500	640,000	640,000	Year End Roll	1/3/2019
2018	104	FV	274,500	0	3,160.	272,800	547,300	547,300	Year End Roll	12/20/2017
2017	104	FV	256,600	0	3,160.	247,100	503,700	503,700	Year End Roll	1/3/2017
2016	104	FV	256,600	0	3,160.	236,800	493,400	493,400	Year End	1/4/2016
2015	104	FV	227,200	0	3,160.	200,800	428,000	428,000	Year End Roll	12/11/2014
2014	104	FV	227,200	0	3,160.	190,500	417,700	417,700	Year End Roll	12/16/2013
2013	104	FV	237,000	0	3,160.	181,200	418,200	418,200		12/13/2012

PRINT

Date	Time
12/10/20	21:54:30

LAST REV

Date	Time
05/28/20	10:59:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASSATLY MICHAE	74603-477	1	5/5/2020	Convenience	1	No	No		
AIBEL WILLIAM A	54744-466		5/27/2010		409,000	No	No		
	17505-20		10/1/1986		170,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2018	1239	Re-Roof	9,350	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/13/2009	Inspected	294	PATRIOT
1/6/2009	Measured	336	PATRIOT
10/24/2000	Hearing Chag	189	PATRIOT
4/10/2000	Inspected	263	PATRIOT
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3160		Sq. Ft.	Site		0	70.	1.63	5									360,359						360,400	

Total AC/HA: 0.07254 | Total SF/SM: 3160 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 360,359 | Spl Credit | Total: 360,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16470575
Const Adj.:	0.99524885
Adj $ / SQ:	197.059
Other Features:	87000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549874
Depreciation:	195755
Depreciated Total:	354119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

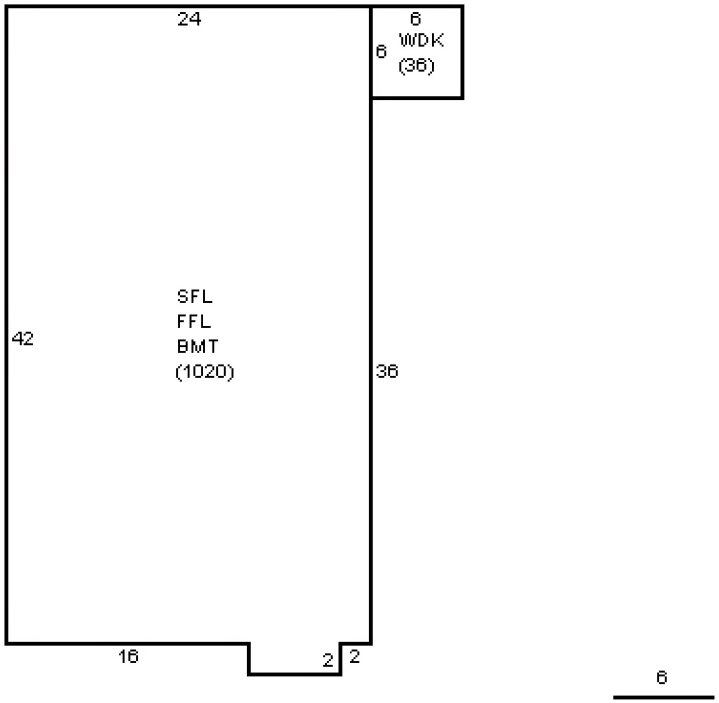
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	4	1	
Totals			
2	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	59.120	60,300
FFL	First Floor	1,020	197.060	201,000
SFL	Second Floor	1,020	197.060	201,000
WDK	Deck	36	15.920	573

Net Sketched Area:	3,096	Total:	462,873
Size Ad	2040	Gross Are	3096	FinArea	2040
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.06
Special Features:	0	Val/Su Net:	114.37
Final Total:	354100	Val/Su SzAd	173.58

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	